

**LICHFIELD CITY COUNCIL**  
**PLANNING APPLICATIONS COMMITTEE**  
**02 October 2025**

***LCC comments for submission to Lichfield District Council***

<b>App No.</b>	<b>Details</b>	<b>Site</b>	<b>LCC Recommendation</b>
25/00605/OUT MEI	Outline planning application for residential development; secondary school; primary school; care village and health care hub; mixed use local centre; public open space; playing fields and sports hub; and ancillary and enabling works and demolition of existing structures (all detailed matters reserved for future consideration)	Land At North Lichfield, Netherstowe Lane, Netherstowe (Curborough Brooks)	<b>See comments attached</b>
25/01014/FUH	Demolition of conservatory, single storey rear extension, extension over garage and extension to porch roof to form canopy	19 Carmichael Close	<b>No objections</b>
25/00993/FUH	Single storey side facing extension	12 Gaiafields Road	<b>No objections</b>
25/01064/FUH	Erection of a two storey rear, part single storey and two storey side extension (Resubmission of 25/00714/FUH)	27 Swallow Croft	<b>No objections</b>
25/00840/FUL	Installation of stretch tent to beer garden with internal festoon lighting and heaters	The Hedgehog, Stafford Road	<b>No objections</b>
25/00771/FUL & 25/00761/LB C	Revised internal arrangements, new porch and bin store, external boundary treatment and pedestrian access for the conversion of 20 St John Street into 6 residential units. (Amendments to 23/00692/FUL)	Access Bookings Limited, 20 St John Street	<b>Await information from Lichfield District Council</b>
25/01063/ADV	Installation of 1 directory totem sign, 1 directional sign, 9 directional unit totem and 1 entrance totem across site	Land at Cricket Lane	<b>No objections providing there are no neighbour concerns regarding the proposed siting of the signs in terms of obstruction of verge or road</b>
25/01120/FUH	Single storey rear extension, lifting of roof to form first floor rooms, garage widening with new roof plus new porch	6 Longbridge Road	<b>No objections subject to 45 degree rule in relation to 8 Longbridge Road</b>
25/01124/FUH	Proposed single storey front extension, garage conversion and single storey rear extension	124 Chesterfield Road	<b>No objections</b>
25/01006/FUH	Single storey rear extension	16 Beacon Street	<b>No objections provided the LDC Conservation Officer is happy with the choice of materials</b>
25/01070/PND	Conversion of offices (Use Class E) to 4 one bedroom apartments and 2 two bedroom apartments (Use Class C3)	First And Second Floors, 1 Breadmarket Street	<b>No objection subject to the noise mitigation measures and fire escape routes being adequate</b>
25/01071/LBC	Works to listed building to replace 9 existing timber windows to aluminium windows	Keelys Solicitors LLP, 28 Dam Street	<b>No objections</b>

**Application for submission of comments to Lichfield District Council 2 October 2025**

**Planning Application Consultation 25/00605/OUTMEI - Land at North Lichfield, Netherstowe Lane, Netherstowe (Curborough Brooks).**

**Outline planning application for residential development; secondary school; primary school; care village and health care hub; mixed use local centre; public open space; playing fields and sports hub; and ancillary and enabling works and demolition of existing structures (all detailed matters reserved for future consideration).**

We recommend refusal of this application in its current form for the following reasons:

- The proposal is for 1200 houses with 40% 'affordable'. Social housing should be an important element to be maintained. We would want more specific reference to social housing for rent as a significant element in any agreed development.
- A flood plain improvement works plan is being proposed but there remain concerns about flooding and drainage strategy. In particular we have concerns about water run off considering how close the aquifer is to the surface.
- Environmental concerns include light pollution, noise pollution from the Curborough sprint course, protection for trees, hedges, bats and birds. We would want to see Solar PV, Heat Pumps and Electric Vehicle charging points as standard on all properties with the orientation of the houses to maximise solar benefits. We are pleased to note that 45% of the site would be open space and footpaths would be protected.
- Access and transport are not adequately dealt with. Eastern Avenue, Watery Lane, Netherstowe Lane, and A38 will all be affected. There are detailed but over-optimistic proposals for cycling, and other active transport suggestions, but public transport would need significant improvement. We note that National Highways and National Rail have significant concerns - on capacity, security, and likely impact of major roads and railways on residential amenities. Consideration of the access to/from the development needs greater consideration for non-vehicle traffic, e.g. bikes and scooters etc.
- We support the concerns of the county archaeologist. It is an interesting Second World War site.
- We ask that any later approval would require very detailed adherence to the LDC design code (as housing strategy officer suggests).
- The proposal includes a primary and secondary school and a health centre. There may be potential problems in recruiting staff for health services.
- Construction would be from 2027-33, so very disruptive for the new estates just getting established in Streethay and Curborough. As mentioned above we highlight the concerns especially flooding and access/transport. We suggest there's enough in this part of the city already.

Lichfield City Council

05.09.25